

## Staff Report

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**Report To:** City Council  
**Report From:** Heidi Jennen, Supervisor of Environmental Services  
**Meeting Date:** October 6, 2025  
**Report Code:** OP-25-036  
**Subject:** Bus Stop Agreement - Calloway Real Estate Investment Trust Inc 1555 18th Ave East

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### Recommendations:

THAT in consideration of Staff Report OP-25-036 respecting Bus Stop Agreement - Calloway Real Estate Investment Trust Inc 1555 18th Ave East, City Council directs staff to bring forward a by-law to authorize the Mayor and Clerk to execute the agreement between Calloway Real Estate Investment Trust Inc. and the City of Owen Sound to use the Licensor's lands for a Public Transit bus stop as outlined in the report.

### Highlights:

- City staff have negotiated a renewed License Agreement with Calloway Real Estate for an East Bayshore bus stop located at the Home Depot-Walmart plaza. The proposed agreement provides for a five-year term expiring October 14, 2030.
- Most proposed amendments are administrative, including updates to Schedule "A" to clearly identify bus routes, licensed lands, and municipal streets.
- The indemnification provisions from the original agreement have been removed following review and comment by both the City's legal counsel and Insurer, with confirmation this reflects standard business practice.

## **Strategic Plan Alignment:**

[Strategic Plan](#) Priority: A City that Moves by maintaining and improving transit option for residents and visitors and encourage a broad range of shopping opportunities and foster a strong and balanced commercial district as a regional centre.

## **Climate and Environmental Implications:**

This supports the objectives of the City's Corporate Climate Change Adaptation Plan by considering climate adaptation in the development of the City's strategies, plans and policies.

## **Previous Report/Authority:**

[OP-15-088 Public Transit Bus Stop on the Home Depot and Walmart Plaza](#)

## **Background:**

The Home Depot–Walmart plaza, owned by Calloway Real Estate Investment Trust Inc., became the site of an East Bayshore bus stop through a License Agreement between the City and Calloway Real Estate Investment Trust, approved by City Council on November 2, 2015. The stop, located at the southwest corner of the Dollarama building, was established shortly after to provide riders with closer access to stores while reducing congestion at the Walmart entrance.

According to data collected from CONSAT tracking, the Walmart/Dollarama bus stop recorded a total of 3,235 boardings between January 1 and August 31, 2025. It ranks as the second busiest stop along the East Bayshore Route in the PM peak period and the fourth busiest during the midday peak.

## **Analysis:**

City Staff have worked with Calloway Real Estate Investment Trust Inc. to renew the license agreement ensuring the bus stop remains in place at the Home Depot–Walmart plaza. The renewed agreement provides for a five-year term expiring October 14, 2030, with most amendments being administrative in nature. Updates include revisions to Schedule “A” to remove references to “proposed” stops and to clearly identify bus routes, licensed lands, and municipal streets.

A substantive change is the removal of indemnification provisions that previously placed responsibility on the property owner for damages or claims. Following consultation with the City’s insurer and legal counsel, it was confirmed that Calloway Real Estate’s position reflects standard business practice, as property owners generally do not indemnify municipalities for the use of their property. Although such provisions were included in the original agreement, the removal in this renewal is not unusual.

**Financial Implications:**

There are no financial implications associated with the proposed renewal of this license agreement.

**Communication Strategy:**

Information regarding bus stops within the City can be found at: [OS Transit brochure April 2025](#) or [Owen Sound bus and train routes, with OST schedules](#).

Riders can access real-time arrival information for OST by downloading the Transit App by visiting their Apple and iPhone or Google and Android App Store.

**Consultation:**

- Calloway REIT staff and legal team
- Manager of Legislative Services
- Manager of Corporate Services Department
- The City’s Insurer – Hub International

**Attachments:**

None.

**Recommended by:**

- Heidi Jennen, Supervisor of Environmental Services
- Lara Widdifield, Director of Public Works and Engineering

**Submission approved by:**

Tim Simmonds, City Manager

For more information on this report, please contact Heidi Jennen, Supervisor of Environmental Services at [hjennen@owensound.ca](mailto:hjennen@owensound.ca) or 519-376-4440 Ext 3223.